FOR SALE

Bungalow - Detached

ELMCROFT AVENUE
OFF COLCHESTER ROAD
LEICESTER
LE5 2DL

Offers Over

£245,000

FEATURES

- No chain
- Sought after location
- Well presented throughout
- Lounge
- Bathroom
- Freehold
- Detached Bungalow
- Two Bedrooms
- Kitchen / Diner
- Low maintenance garden

2 1 1

SETHS

Two Bedroom Detached Bungalow in Leicester

ENTRANCE HALL
Carpeted, radiator

LOUNGE
15'9" x 10'4"
Carpeted, radiator, double doors leading to kitchen / diner, uPVC French doors to rear garden

KITCHEN / DINER
12'7" x 10'3"
Wall and base units with worktops over, 4 ring gas hob with electric oven / grill and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, tiled flooring, partly tiled walls, radiator, uPVC double glazed window, uPVC double glazed door to rear garden

BEDROOM 1
11'8" x 11'3"
Carpeted, radiator, storage cupboard, uPVC double glazed window

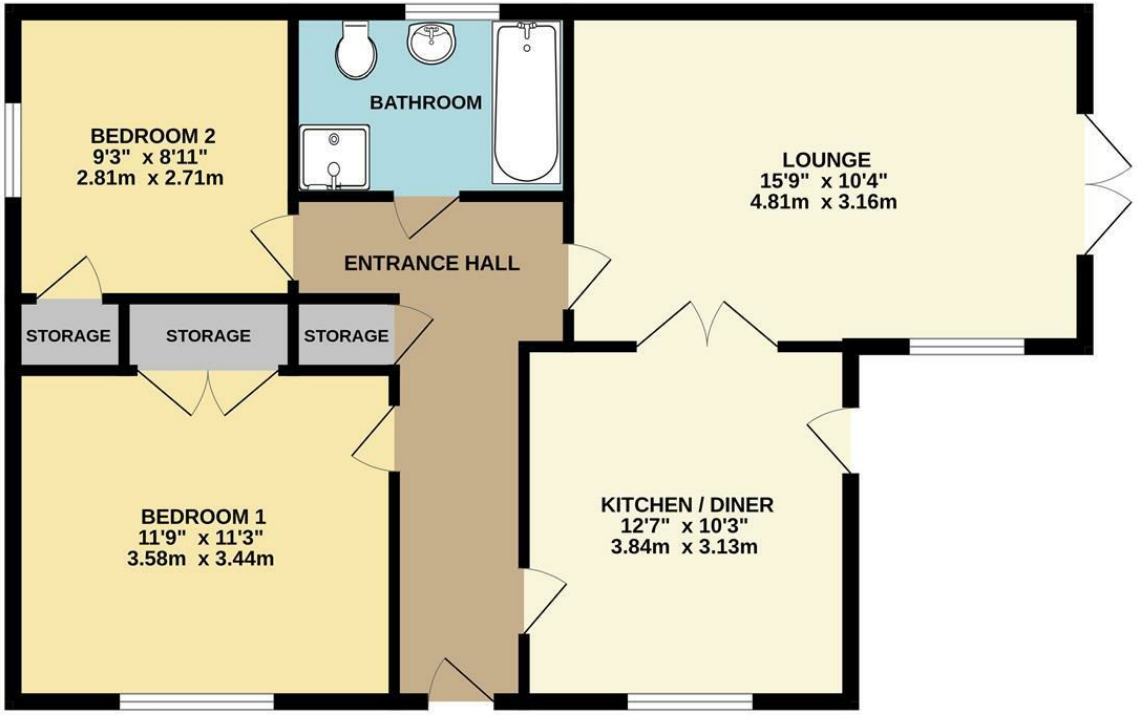
BEDROOM 2
9'2" x 8'10"
Carpeted, radiator, storage cupboard, uPVC double glazed window

BATHROOM
WC, wash hand basin bathtub, corner shower cubicle, tiled flooring, partly tiled walls, towel radiator, uPVC double glazed window

OUTSIDE
To the front of the property is a paved courtyard with low level brick walls / wooden fence surround. The garden is mainly laid to lawn with wooden fence surround and has the added benefit of a small slabbed area ideal for outdoor seating.

COUNCIL TAX BAND - C

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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SETHS